

TOWN OF PALM BEACH

Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480 www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP////

Director PZ&B

SUBJECT: ARC-24-0099 250 VIA LINDA

MEETING: FEBRUARY 26, 2025 ARCOM

<u>ARC-24-0099 250 VIA LINDA</u> The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a generator.

Applicant: Subtrust Under Article Second of the MTDT 2009 Descendants Trust

Architecture: Nievera Williams Design

HISTORY:

The generator installation application was submitted to the Town and scheduled for advertisement for the November 22, 2024, ARCOM meeting. However, it was delayed due to a violation. The property has an active code enforcement case (CE-24-2438) related to the application, as detailed in this memo.

THE PROJECT:

The applicant has submitted plans, entitled "250 Via Linda" as prepared by **Nievera Williams Design**, dated February 10, 2025.

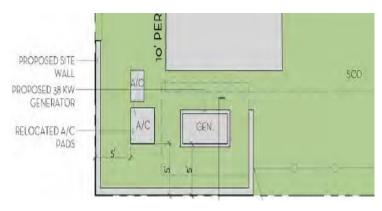
The applicant is proposing the following scope of work at the property:

- Installation of a 36 kw Generator.
- Relocation of existing A/C equipment. And Installation of an equipment screening wall.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	10,250 SF	Lot Coverage	Required: 45% Existing: 33.2% Proposed: 34.3%
Overall Landscape Open Space	Required: 45% Existing: 33.2%% Proposed: 34.3%%	Front Yard Landscape Open Space	Required: 40% Existing: 27.36% Proposed: No Change
Surrounding Properties			
North	249 Via Linda Residence / R-B		
South	265 Southland Rd Residence / R-B		
East	242 Via Linda Residence / R-B		
West	644 N Lake Way Residence / R-B		

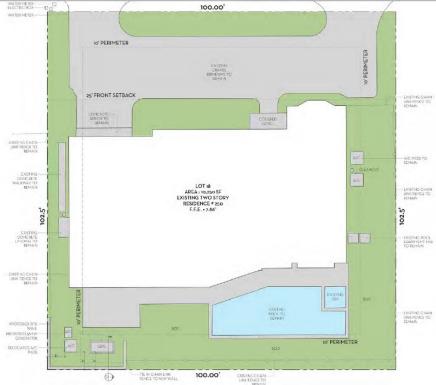
STAFF ANALYSIS

The submitted application included plans to install a generator in the property's rear yard. Prior to the scheduled hearing, staff was notified of a code enforcement violation. Case #CE-24-2438 issued a written warning on February 3, 2024, for the installation of artificial turf in the rear yard. In response, the homeowner engaged a design professional to review the property and submit a revised application addressing the violation and ensuring compliance.



The revised application includes additional

modifications alongside the proposed generator to address the code enforcement case and ensure compliance with Town code. The updated plans detail the relocation of two A/C units, the construction of an equipment screening wall to enclose the generator, and the removal of all artificial turf.



PROPOSED SITE PLAN

The homeowner must bring the property into compliance by February 28, 2024, or obtain a Development Order from ARCOM approving the modifications.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

(1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.